

Chattanooga Area Regional Council of Governments
Southeast Tennessee Development District

R04-21-A-087

October 26, 2020

Environmental Protection Agency
1200 Pennsylvania Ave., N.W.
Washington D.C.

Subject: **FY 2021 EPA Coalition Hazardous Substances-Assessment Grant Proposal-Southeast Tennessee Development District/ Chattanooga Area Regional Council of Governments, Tennessee**

Dear sir or madam,

The Southeast Tennessee Development District is applying for a \$600,000 Coalition hazardous substance assessment grant. This Southeast Tennessee Development District/ Chattanooga Area Regional Council of Governments Brownfield Project in ten counties in the region (Catoosa and Dade Counties in Georgia) (Bledsoe County, Bradley County, Grundy County, Hamilton County, Marion County, McMinn County, Rhea County, and Sequatchie County). We thank you for considering our application for brownfield assessment funding and look forward to working with EPA in the future.

GRANT SPECIFICS

- 1) Application Identification:
**Southeast Tennessee Development District/ Chattanooga Area Regional Council of Governments
1000 Riverfront Parkway
P.O. Box 4757
Chattanooga, TN 37405**
- 2) Funding Requested:
 - a) Grant Type: Coalition Assessment
 - b) Federal Funds Requested
 - i. **\$600,000**
 - ii. **Not Applicable**
- 3) Location: **SETDD Project will serve eleven (10) counties in southeast Tennessee and North Georgia, including: (Catoosa & Dade Counties in Georgia) (Bledsoe County, Bradley County, Grundy County, Hamilton County, Marion County, McMinn County, Rhea County, and Sequatchie County).**
- 4) Property Name and Address: **This proposal is not a site-specific proposal.**
- 5) Contacts:
 - i) Project Director: **Sam Saieed**
**Grants Director
Southeast Tennessee Development District
P.O. Box 4757
Chattanooga, TN 37405-4757
Phone: (423) 424-4269/ Fax: (423) 267-7705
ssaieed@sedev.org**
 - ii) Chief Executive: **Beth Jones**
**Executive Director
Southeast Tennessee Development District
P.O. Box 4757
Chattanooga, TN 37405-4757
Phone: (423) 424-4241/ Fax: (423) 267-7705
bjones@sedev.org**
- 6) Population: **Coalition Partners-Catoosa County, GA:66,550, Dade County, GA:16,285, Bledsoe County, TN:12,876, Bradley County, TN:98,963, Grundy County, TN:13,703, Hamilton County, TN:336,463, McMinn County, TN:52,266, Rhea County, TN:31,809, Sequatchie County, TN:14,112.**
- 7) Special Considerations Checklist: **Find attached in Appendix.**
- 8) Letter from State or Tribal Authority: **See attached letters from State of Georgia and State of Tennessee**

Best regards,



Beth Jones
Executive Director
Southeast Tennessee Development District

OTHER FACTORS CHECKLIST

Other Factors	Page #
Community population is 10,000 or less.	No
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	No
The priority brownfield site(s) is impacted by mine-scarred land.	No
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	No
The priority site(s) is in a federally designated flood plain.	No
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	No
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	No



TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
DIVISION OF REMEDIATION
WILLIAM R. SNODGRASS TENNESSEE TOWER
312 ROSA L. PARKS AVENUE, 14TH FLOOR
NASHVILLE, TENNESSEE 37243

August 20, 2020

Sam Saieed
Assistant Director of Community Development
Southeast Tennessee Development District
1000 Riverfront Parkway
Chattanooga, TN 37402

Re: State Letter of Acknowledgement for the Southeast Tennessee Development District
Brownfields Grant Application

Dear Mr. Saieed,

The Tennessee Department of Environment and Conservation (TDEC) is pleased to acknowledge your efforts to apply for a \$600,000 US Environmental Protection Agency (EPA) Brownfields Coalition Assessment Grant for assessments in eight counties in the Tennessee portion of your region (Bledsoe, Bradley, Grundy, Hamilton, Marion, McMinn, Rhea, and Sequatchie), in addition to two counties in your region in Georgia (Catoosa and Dade).

Since many brownfields are abandoned, underutilized, and/or contaminated, TDEC is expressly interested in seeing areas in our state take the initiative to return these sites to productive uses. The capacity of the Development District to work in these rural areas is critical to this effort. This effort is also consistent with our mission to enhance the quality of life for citizens of Tennessee and to be stewards of our natural environment. In cooperation with Region 4 EPA, the TDEC brownfields staff will provide technical support and oversight for your grant.

We greatly appreciate your efforts to address brownfields in 8 counties in Tennessee and 2 counties in Georgia!

Sincerely,

A handwritten signature in black ink that reads "Paula Middlebrooks".

Paula Middlebrooks
State of Tennessee Brownfields Redevelopment Program
Tennessee Department of Environment and Conservation



Richard E. Dunn, Director

Land Protection Branch
2 Martin Luther King, Jr. Drive
Suite 1054, East Tower
Atlanta, Georgia 30334
404-657-8600

September 30, 2020

VIA ELECTRONIC MAIL to ssaieed@sedev.org

Mr. Sam Saieed
Assistant Director of Community Development
Southeast Tennessee Development District
P.O. Box 4757
Chattanooga, TN 37405

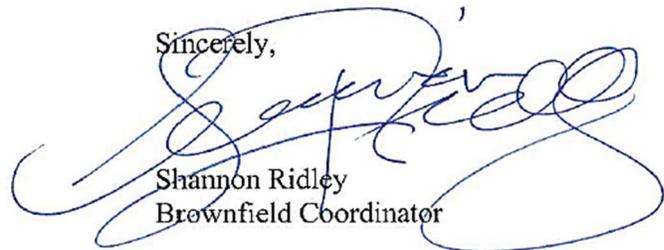
RE: State Acknowledgement Letter – Brownfield Assessment Grant Application
Southeast Tennessee Development District/Chattanooga Regional Council of Governments

Dear Mr. Saieed:

This letter serves as acknowledgement from the Georgia Environmental Protection Division (“GA EPD”) that the Southeast Tennessee Development District/Chattanooga Regional Council of Governments, hereinafter the Coalition, will be submitting an application to the U.S. Environmental Protection Agency (“EPA”) for funding assistance under the Federal Community-Wide Assessment Grant Program to conduct assessment activities. GA EPD understands that the Coalition is applying for \$600,000 for both hazardous and petroleum constituents for the assessment of brownfield properties in Catoosa and Dade Counties of Georgia, which are members of the Coalition.

EPD would like to take this opportunity to encourage EPA’s positive decision in making a grant award to the Coalition for such assessment. A successful award would greatly assist these communities in their redevelopment efforts. Thank you for your consideration.

Sincerely,



Shannon Ridley
Brownfield Coordinator

cc: Paula Middlebrooks, Tennessee Department of Environmental Conservation

File: FFY 2021 EPA Grant Applicants, Southeast Tennessee Development District/Chattanooga Regional Council of Governments-Assessment

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Targeted Area and Brownfields

i) Background and Description of Target Area -The Southeast Tennessee Development District/ Chattanooga Area Regional Council of Governments (headquartered in Chattanooga, Tennessee) is requesting \$600,000 in funding for an EPA Brownfields Coalition Assessment Grant for Hazardous Substances sites. This project area encompasses a ten-county area in southeast Tennessee and North Georgia partnering together for a regional approach to addressing brownfields. The Brownfield Coalition is led by the **Southeast Tennessee Development District (SETDD)**. **The Coalition Partners are divided up into three target areas:** These three distinct target areas include the: **1) Tennessee River Valley (Hamilton, Rhea (TN), Catoosa and Dade County, GA)**, **2) Sequatchie Valley (Marion, Sequatchie, Bledsoe, & Grundy (TN) Counties)**, and the **3) Interstate-75 Corridor (Bradley & McMinn (TN) Counties)**. The project goals include the assessment of approximately 16 brownfield sites, comprehensive brownfield redevelopment planning, and public outreach effort that reaches out to all citizens in the region. The coalition partners encompass three distinct geographic areas in the region. These three areas have their own distinct geography, development patterns, and industrial history.

Target Area 1: The TN River Valley (Hamilton, Rhea, Catoosa, and Dade) target area is the most densely populated of the three target areas. Starting post-Civil War, the TN River Valley saw vast population and industrial growth. In this area, Chattanooga, Dayton, Trenton, Chickamauga, Fort Oglethorpe are the main employment centers. The area became an attractive destination for area manufacturers, due to an abundant water supply (TN River and tributaries), rail access, fuel from nearby natural coal deposits, and a centralized location to other large industrial centers (Nashville, Knoxville, Birmingham, and Atlanta). The Chattanooga Coke and Chemical Company, the Peerless Woolen Mills, Chattanooga Ross-Meehan Foundry were the largest industrial employers in the area. As the national economy slid into recession during the 1970's, so too did the economic fortunes of the area. **Approximately 15,000 industrial jobs were lost in this target area between the 1970's and 1990's in the area, and there were massive layoffs, cut-backs, and company closings. These layoffs include major job losses at the Combustion Engineering (6,000 jobs losses), Crystal Springs Bleachery (1,200 jobs lost), Wheeland Foundry (1,130 job losses), Dayton Coal and Iron (500) (U.S. Pipe 345 job losses), Chattanooga Coke and Chemical Company (700 job losses), Ross-Meehan Foundry (500 job losses), Scholze Tannery (400 job losses), Velsicol (450 job losses), and Chris-Craft Boat Company (425 job losses).** Many of the residents lost jobs and many of the homeowners (who were aging) lacked the means to maintain their homes. In addition, environmental issues surfaced (associated with the previous manufacturing) left environmental justice concerns, with the negative environmental conditions disproportionately affecting the majority African American population centers of East Chattanooga, West Fort Oglethorpe, and West Dayton. These negative environmental and economic impacts severely crippled the once-thriving neighborhoods. These closures devastated the population, causing a severe uptick in poverty and unemployment and created an affordable housing crisis. These shuttered factories also brought negative environmental consequences to the area.

Target Area 2: The Sequatchie Valley (Marion, Sequatchie, Bledsoe & Grundy) is the most geographically and culturally isolated of the target areas in the SETDD region. It is also one of the most topographically unique areas in the country, which has played a large part in its industrial and economic history. The Sequatchie Valley is one of only two Great Rift Valleys in the world and the history of the valley is uniquely intertwined with the Coal Industry. The narrow valley is located between the Great Smoky Mountains to the east and the Cumberland Plateau to the west, and the mountains surrounding the valley are full of coal and iron deposits. The area experienced booming growth during the late 19th and early 20th century. The Sewanee Furnace Company, the Tennessee Coal Iron & Railroad Company, the Chattanooga Coal and Iron Company, the Penn-Dixie Cement Plant, the Battle Creek Coal and Iron Company and the Lodge Foundry all were major industrial plants that processed the area's coal and iron deposits. The area saw industrial growth that continued until the early 1970's, when worldwide economic trends and environmental concerns led to the closure of most of the coal and iron processing industries located in the area. **Approximately 25,000 industrial jobs were lost in this area between the 1970's and 1990's in the area, and there were massive layoffs, cut-backs, and company closings. These layoffs include major job losses at Tennessee Coal and Iron (20,000 jobs lost), Chattanooga Coal and Iron (3,000 jobs lost), Penn-Dixie Cement Plant (1,300 job losses), Battle Creek Coal and Iron Company (700 jobs lost).** Many of the residents lost jobs and many of the homeowners (who were aging) lacked the means to maintain their homes. These negative environmental and economic impacts severely crippled the once-thriving cities. These closures devastated the population, causing a severe uptick in poverty and unemployment and created an affordable housing crisis. These shuttered factories also brought negative environmental consequences to the area.

Target Area 3: The I-75 Corridor (Bradley, McMinn) is the most rapidly expanding sub-region in the SETDD region. The area is less mountainous and better planting soil than the other 2 sub-regions. Most of this area has remained agrarian, but the City of Cleveland (Bradley County) and Athens (McMinn County) had the most extensive industrialization in this area. The areas specialized in Furniture Manufacturing and Textile Manufacturing. By the 1880's, the area had the Hardwick Stove Company, the Hardwick Woolen Mills, the Cleveland Chair Company and many other manufacturers. Athens had a similar industrialization that centered around the downtown Jackson Street Corridor that featured many furniture manufacturers, textile mills, and flour mills. As the national economy slid into recession during the 1970's, so did the I-75 Corridor. **Approximately 7,500 industrial jobs were lost in this area between the 1970's and 1990's in the area, and there were massive layoffs, cut-backs, and company closings. These layoffs include major job losses at the Hardwick Woolen Mills in Cleveland (3,000 jobs lost), Cleveland Chair Company (2,000 jobs lost), Athens Furniture Company (1,000 jobs lost).** Many of the residents lost jobs and many of the homeowners (who were aging) lacked the means to maintain their homes (thus the subsequently described need for affordable housing adaptive reuse for these brownfield sites). In addition, environmental issues surfaced associated with the previous manufacturing left environmental justice concerns, with the negative environmental conditions disproportionately affecting the majority African American population centers of North Athens and South Cleveland. These negative environmental and economic impacts severely crippled the once-thriving neighborhood. These closures devastated the population, causing a severe uptick in poverty and unemployment. These shuttered factories also brought negative environmental consequences to the area.

Due to the success of *SETDD's FY15-18 EPA Brownfield Coalition Assessment Grant*, local governments, the public, and stakeholders are demanding that SETDD continue its brownfield redevelopment leadership. SETDD is in a unique position (as a Regional Council of Government) to be the lead agency and driving force on this project. SETDD already works every day in these coalition counties on a variety of issues including: Utility/ Infrastructure Development, Local Planning, Regional Planning, Transportation Planning, Housing Development, Historic Preservation, Tourism Development, Economic Development and Workforce Development. SETDD's Board of Directors is made up of the representatives from all the Coalition partners including: County Mayors, Municipal Mayors, Industrial Representatives and At-Large Representatives. So, SETDD Brownfield Staff is in a unique and powerful position to lead this coalition, due to the close working relationship and buy-in that the SETDD Coalition members have with SETDD staff.

ii. Description of the Priority Brownfield Sites- The SETDD Brownfield Advisory Committee (made up of professionals, elected officials, citizens, and other stakeholders) has prioritized the top 6 sites for immediate assessment work once the project commences. The challenges and redevelopment potential of the following 6 prioritized sites are illustrative of the challenges and potential of the other identified brownfield sites SETDD plans to assess. SETDD believes the assessment of these 6 targeted sites will lead to re-investment and re-development in each of the communities and the region as a whole:

TN River Valley Priority Sites (Hamilton, Rhea, and Dade Counties)

1) **The Old Crystal Springs Bleachery in Chickamauga (Catoosa Co., GA)** was in operation from 1909 until the 2013. The bleachery produced printed cotton fabric and bleached bag goods. The City of Chickamauga was originally established as a company town, centered around the 100,000 square foot bleachery. The bleachery employed thousands of workers during its peak of operation. Nestled at the foot of the Chattanooga Valley, the former mill is located in a predominantly Low to Moderate income neighborhood, (below \$16,000 Per Capita Income, over 30% poverty) (US Census Bureau) with a high concentration of minority residents (40%+). Based on site reconnaissance and local/state environmental inspection, the site contains VOC's, PVC's, and metals. However, Phase I & II ESA's are necessary to learn the full extent of the contamination, in order to develop a cleanup plan. The site's best adaptive re-use would be first-floor light-industrial or retail, along with upper-floor residential development. The site is located within an Opportunity Zone, and SETDD/ Catoosa County have met with the site owners, who have already signed a Site Access Agreement.

2) **The Old Ridgedale R.L. Stowe Mercerizing Mill (Hamilton County, TN)** in the Ridgedale neighborhood of Chattanooga, served as one of the largest employers in the city from the 1920's until the factory's closure in the 2003. The site is located in the Ridgedale neighborhood which is 86% Low-Income and 68% minority (per EPA EJ Mapper). Prospective, grassroots developers have purchased the property, but are in need of a Phase II assessment, in order to secure additional financing. The Phase I identified Recognized Environmental Conditions, including documented groundwater impact from Solvent Based Compounds and the documented presence of shallow foundry fill sand. The prospective developers have drafted plans for the redevelopment of the facility that will have approximately 50 housing units with first floor commercial opportunities.

Sequatchie Valley Priority Sites (Marion, Sequatchie, Bledsoe & Grundy Counties)

3) **The Old Galaxy Carpet Mill in South Pittsburg (Marion County, Tennessee)** was an active flooring/ carpet mill from the 1940's until 2008. The site is located in South Pittsburg, which is 83% Low-Income (per EPA EJ Mapper). Prospective, developers are in

negotiations, but are in need of a Phase I & II assessment, in order to secure additional financing. Based on site reconnaissance and local/state environmental inspection, the sites contain VOC's, PVC's, and metals. However, Phase I & II ESA's are necessary to learn the full extent of the contamination, in order to develop a cleanup plan. The prospective developers have drafted plans for the redevelopment of the facility that will have approximately 28 Senior Affordable Housing units, which are badly needed, due to the aging citizens and aging housing stock for median to low income residents in South Pittsburg.

4) The Old Penn-Dixie Cement Plant in South Pittsburg (Marion County, Tennessee) was an active cement plant from the early 1900's until the plant's closure in 1980. At one time, the plant was the largest cement manufacturing plant in the United States. The nearby coal deposits were needed in order to keep the labor and heat-intensive manufacturing process going with coal-fired kilns. The plant closed in 1980, and 1,300 jobs were lost at that time. The even more unfortunate legacy of the site was the prevalence of heavy metals (Iron, Copper, Mercury, etc.) near the Richard City neighborhood of South Pittsburg. The site is in need of Phase I and II ESA's, in order to lead to the remediation necessary for the construction of a badly-needed recreational facilities for the City of South Pittsburg.

I-75 Corridor Priority Sites (Bradley & McMinn Counties)

5) The South Cleveland Brownfield Redevelopment Area (Bradley County, TN) is one of the most important redevelopment corridors in the SETDD/CARCOG region. The redevelopment area stretches over an 11 block long, 4 block wide section of Cleveland, and it serves as the buffer district between the central business district and the Blythe-Bower Neighborhood (a predominantly LMI area, (over 40% below poverty line, per 2013 US Census-American Community Survey Census figures) with a high-concentration of minority residents (40%+). The priority sites within the redevelopment are the old Cleveland Chair Company, the old Cooke Manufacturing Building and Old Magic Chef Plant #2. Based on site reconnaissance and local/state environmental records, the sites contain VOC's, PVC's, and metals. However, Phase I & II ESA's are necessary to learn the full extent of the contamination, in order to develop a cleanup plan. The Old Hardwick Woolen Mills operated in this corridor from the 1880's until 1974. Local South Cleveland residents have historically referred to the South Mouse Creek running through this as "Dye Creek" referring to the dyes that ran freely from the mill into the creek. The sites best adaptive re-use would be first-floor retail, along with upper-floor residential development.

6) The North Athens-Jackson Street Brownfield Corridor (McMinn County, TN) is one of the largest and most important brownfield Corridors in Athens (McMinn Co., TN). The corridor was home to several former furniture manufacturing sites that began operations in the 1930's and ceased operations in the 1990's, including Athens Furniture Company and Jackson Street Furniture and McKeehan Chair. Based on site reconnaissance and local/state environmental inspection, the sites contain VOC's, PVC's, and metals. However, Phase I & II ESA's are necessary to learn the full extent of the contamination, in order to develop a cleanup plan. The Jackson Street Brownfield Corridor is adjacent to important community facilities and low-income neighborhoods in Athens (Athens City Hall, Tennessee Wesleyan College, North City Elementary, over 100 Athens Housing Authority units, and the North Athens neighborhood). The redevelopment area stretches over a 5-block long, 4-block wide section of Athens, and it serves as the buffer district between the central business district and the North Athens (a predominantly LMI area, (over 60% below poverty line, per 2017 US Census-American Community Survey Census figures) with a high-concentration of minority residents (40%+). Based on the Athens/ McMinn County Comprehensive Plan, the neighboring community has identified this Jackson Street Brownfield Corridor as an ideal location for Multifamily Affordable Housing. The results of the Phase I/II and Cleanup Planning will dictate whether the existing buildings are an ideal fit for an Adaptive Reuse Affordable Housing Project.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

<u>Coalition Member</u>	<u>Target Area</u>	<u>Site Name</u>	<u>Site Description</u>	<u>Problem/ Reuse and Redevelopment</u>	<u>Reuse Strategy and Alignment with Revitalization Plans</u>
1) Catoosa County, GA	TN River Valley	Old Crystal Springs Bleachery	100,000 sq. ft. Former Textile Mill	-Suspected VOC's, PCB's, metals -Large site; commercial, residential reuse possible	Based on the redevelopment planning that has occurred through THRIVE 2055 and the University of Georgia, the City of Chickamauga will develop plans for a large mixed-use residential/ commercial site.
2) Hamilton County, TN	TN River Valley	Old R.L. Stowe Mercerizing Plant- Ridgedale	Old Mercerizing Plant	-Suspected VOC's, Metals -Proposed commercial & housing reuse	This site is featured as top brownfield redevelopment opportunity in Chattanooga Regional Planning Commission's-Area 3 (East Chattanooga) Comprehensive Plan. A lack of local stores and lack of affordable housing were described by the residents as the two largest obstacles in the area. This proposed residential/ commercial project coincides with the community planning efforts.
3) Marion County, TN	Sequatchie Valley	Old South Pittsburg Galaxy Plant	Old Flooring Mill	- Suspected VOC's, metals -Senior Affordable residential reuse possible	This site is featured in Marion County's Land Use Plan as one of the most important Brownfield Redevelopment sites in the county.

4) <u>Marion County, TN</u>	<u>Sequatchie Valley</u>	<u>Old Penn-Dixie Cement Plant</u>	Old Cement Plant/ Kiln	- Suspected VOC's, metals -Affordable Single-Family Housing reuse possible	This site is featured in Marion County's Land Use Plan as one of the most important Brownfield Redevelopment sites in the county.
5) <u>Bradley County, TN</u>	<u>I-75 Corridor</u>	<u>South Cleveland Brownfield Redevelopment Area</u>	Various sites	-Suspected VOC's -Large site; commercial; residential reuse possible	Site owners will work with the city to ensure that redevelopment planning and outcomes will be compliant with the city's Area-Wide Plan.
6) <u>McMinn County, TN</u>	<u>I-75 Corridor</u>	<u>North Athens-Jackson Street Brownfield Corridor</u>	Old Furniture Manufacturing Facilities	- Suspected VOC's, metals -Large site; commercial, residential reuse possible	This site is featured in the City of Athens' Land Use Plan as the most important Brownfield Redevelopment Corridor in the city.

ii. **Outcomes and Benefits of the Redevelopment Strategy**

SETDD Coalition Member/ Brownfield Site	Redevelopment Strategy	Redevelopment Strategy Outcomes & Benefits
<u>1) Catoosa Co., GA- Old Crystal Springs Bleachery</u>	The City of Chickamauga has been working with THRIVE 2055-Thriving Communities Partnership, a regional planning initiative for city-wide visioning and redevelopment. Also, the City is working with the University of Georgia-Carl Vinson Institute of Government/ Urban LEED-Certified Design Studio on Visioning Redevelopment Scenarios and Planning on a site-specific basis at the Old Crystal Springs Bleachery.	Increased Tax Revenues through putting site back onto the tax rolls; Increased Property Values; Elimination of Blight; Job Creation from commercial development; Multiplier effect where this redevelopment will spur nearby brownfield property owners to either improve their property or to sell to owners who will improve and redevelop the property.
<u>2) Hamilton Co., TN- Ridgedale R.L. Stowe Yarns Mercerizing Plant</u>	Prospective, grassroots developers have purchased the property, but are in need of a Phase II assessment, in order to secure additional financing. The prospective developers have drafted plans for the redevelopment of the facility that will have approximately 50 housing units with first floor commercial opportunities. Developers will ensure site has LEED Platinum redevelopment status.	Increased Tax Revenues through putting site back onto the tax rolls; Increased Property Values; Elimination of Blight; Job Creation from commercial development; Multiplier effect where this redevelopment will spur nearby brownfield property owners to either improve their property or to sell to owners who will improve and redevelop the property.
<u>3) Marion County-Old Galaxy Carpet Mills</u>	Marion County has started a county-wide community development initiative, where abandoned and environmentally degraded sites are addressed in a proactive manner. This brownfield was identified through a public input process. Developers will ensure site has LEED Platinum redevelopment status.	Increased Tax Revenues through putting site back onto the tax rolls; Increased Property Values; Elimination of Blight; Job Creation from commercial development; Multiplier effect where this redevelopment will spur nearby brownfield property owners to either improve their property or to sell to owners who will improve and redevelop the property.
<u>4) Marion County-Old Penn-Dixie Cement Plant</u>	Marion County has started a county-wide community development initiative, where abandoned and environmentally degraded sites are addressed in a proactive manner. This brownfield was identified through a public input process. Developers will ensure site has LEED Platinum redevelopment status.	Increased Tax Revenues through putting site back onto the tax rolls; Increased Property Values; Elimination of Blight; Job Creation from commercial development; Multiplier effect where this redevelopment will spur nearby brownfield property owners to either improve their property or to sell to owners who will improve and redevelop the property.
<u>5) Bradley County-South Cleveland Brownfield Redevelopment Area</u>	Have started Brownfield Redevelopment Planning through grant with University of Tennessee; Implemented City/ County Comprehensive Planning Process, which identified brownfield target area for housing commercial redevelopment. Developers will ensure site has LEED Platinum redevelopment status.	Increased Tax Revenues through putting site back onto the tax rolls; Increased Property Values; Elimination of Blight; Job Creation from commercial development; Multiplier effect where this redevelopment will spur nearby brownfield property owners to either improve their property or to sell to owners who will improve and redevelop the property.
<u>6) McMinn Co., TN-North Athens-Jackson St. Brownfield Corridor</u>	City of Athens has started a city-wide cleanup plan, where abandoned and environmentally degraded sites are addressed in a proactive manner. This brownfield corridor was identified through a public input process.	Increased Tax Revenues through putting site back onto the tax rolls; Increased Property Values; Elimination of Blight; Job Creation from commercial development; Multiplier effect where this redevelopment will spur nearby brownfield property owners to either improve their property or to sell to owners who will improve and redevelop the property.

c. **Strategy for Leveraging Resources**

i. **Resources Needed for Site Reuse**

1) The Old Crystal Springs Bleachery- Prospective developers will use State of Georgia CDBG money for the Assessment work. The developers will work with Architects to develop cost estimates for the construction of affordable townhomes and commercial restaurant space. The developers will put out a highly structured RFP to prospective developers, which will encapsulate a commercial/ residential design, with livability, walkability, and green elements being required. use qualified Opportunity Zone development entity for redevelopment. Developers will also use Historic Tax Credits.

2) Old Ridgedale R.L. Stowe Yarns Mercerizing Plant- The developers will use the City of Chattanooga Brownfield RLF for the cost of remediation. Then, the developers will utilize Opportunity Zone funding from a qualified lending institution for the construction of 50 affordable housing units and commercial/ office space. Developers will also use Historic Tax Credits.

3) Old South Pittsburg Galaxy Carpet Mill- The developers will use the State of TN CDBG for the cost of remediation. Then, the developers will utilize Opportunity Zone funding from a qualified lending institution for the construction of 28 senior affordable housing units and commercial/ office space.

4) Old Penn-Dixie Cement Plant- The developers will use the State of TN CDBG for the cost of remediation. Then the City will utilize State of TN Parks and Recreation and local match money for the cost of construction of the park.

5) South Cleveland Brownfield Redevelopment Area- The developers will use HUD-CDBG for the cost of remediation. Then the developers will utilize Opportunity Zone funding from a qualified lending institution for the construction of affordable housing units and commercial/ office space. Developers will also use Historic Tax Credits.

6) North Athens-Jackson St. Brownfield Corridor-The developers will use the State of TN CDBG for the cost of remediation. Then, the developers will utilize Opportunity Zone funding from a qualified lending institution for the construction of affordable housing units and commercial/ office space. Developers will also use Historic Tax Credits.

ii. Use of Existing Infrastructure

All 6 of these priority sites will use existing infrastructure including water, sewer, roadways, and multimodal transportation factors. In situations where the old development may be upgraded/redeveloped, reuse can be a catalyst for upgrading sites to meet current infrastructure codes (i.e. improved stormwater retention and water quality efforts). Beyond infrastructure upgrades, no additional infrastructure is needed to be created for these priority sites. All six sites are served from a public transportation and multimodal transportation perspective, which incorporates both the existing sidewalks and bike lane networks. With the heavy emphasis on housing and commercial redevelopment, it was important for the region to prioritize sites with adequate public and multimodal transportation infrastructure, so that non-automobile users would have equal access to the affordable housing options created by the brownfield redevelopment.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding- The SETDD Coalition and its partners are not in the position to fund the full cost of the assessments, due to several factors that have decimated the city and county budgets in the past five years. The State of Tennessee has recently eliminated several taxes, such as the Hall Tax and Inheritance Tax. Due to these factors there has been a 23% decrease in State Aid, from the 2015 until 2020. Also, the State of Tennessee has no state income tax, so there are no additional avenues for increased state revenues. Additionally, due to COVID-19, the region's municipalities have seen a 38% decrease in Sales Tax so far in 2020. The State of Georgia has also changed the state tax structure to a flat tax, which has decreased the money available to Georgia municipalities by 17% in 2020. All of these factors have hampered the cities and counties ability to fund the costs of the necessary Environmental Site Assessments. The region has experienced economic fluctuations resulting in multiple abandoned and under-utilized sites in the area. Due to the region's revenue problems, their municipal and county budgets is only able to pay for a bare minimum of services. Unfortunately, the region's municipalities have no budgeted dollars for assessment and remediation of environmentally contaminated projects.

ii. Threats to Sensitive Populations

1) Health or Welfare of Sensitive Populations- Per the EPA Environmental Justice Mapper, the combined priority area census tracts are in the 93rd percentile for cancer risk, 92nd percentile for air toxics respiratory hazards, 93rd percentile for lead paint indicators, and 94th percentile for Superfund site proximity. The EPA EJ-Viewer also shows that women of child-bearing age in these same census tracts, are at an elevated risk for low birth weight infants (who go on to have a lifetime of increased risk of health problems), and for increased infant mortality and birth defects. **The hazardous substances in the priority Brownfield sites pose an immediate risk to the brownfield target areas, and this grant's assessments will lead to the reduction of health threats posed by the environmental contamination of the East Chattanooga Brownfield sites.** The Chickamauga Crystal Springs Bleachery site is in the 81st percentile for children under 5, 92nd percentile for low income, 38th percentile for seniors, and 91st for infant mortality rate. The South Pittsburg-Old Galaxy Carpet Mills site and the Penn-Dixie Cement Plant Site are in the 80th percentile for children under 5, 80th percentile for low income, 64th percentile for seniors, and 65th for infant mortality rate. The South Cleveland Brownfield Corridor is 68th percentile for children under 5, 98th percentile for low income, 87th percentile for seniors, and 85th for infant mortality rate. The Old Ridgedale Dixie Mercerizing Plant site is in the 90th percentile for children under 5, 98th percentile for low income, 91st percentile for seniors, and 94th for infant mortality rate. The Athens Jackson Street Brownfield Corridor is in the 74th percentile for children under 5, 97th percentile for low income, 38th percentile for seniors, and 91st for infant mortality rate.

2) Greater than Normal Incidence of Disease and Adverse Health Conditions- Given the types of industrial activities that occurred at the priority and other brownfield sites in the SETDD Brownfield Target Areas, polychlorinated biphenyls (PCBs), chlorinated solvents, coal tars, polycyclic aromatic hydrocarbons (PAHs), heavy metals, and volatile organic compounds are present in and around the sites. These hazardous substances increase the incidence of disease and adverse health conditions in the target areas. For instance, the National Toxicology Program has concluded that PCBs are likely to cause cancer in humans, based on studies that have found increased rates of various cancers in people exposed directly to high levels of PCBs, either via the skin, by consumption, or in the air. The census block group containing the Old Chickamauga Crystal Springs Bleachery is in the 90th percentile for Superfund proximity. Also, the area has a 38th percentile minority population and is in the 89th percentile Low-Income

population. The census block group is in the 81st percentile for Cancer Risk, 63rd percentile for Respiratory Hazard Index and the 78th percentile for Lead Paint Indicators (per *EPA's Environmental Justice EJMapper*). The census block group containing the Old Galaxy Carpet Mills and the Old Penn-Dixie Cement Plant in South Pittsburg is in the 61st percentile for Superfund proximity. Also, the area has a 45th percentile minority population and is in the 80th percentile Low-Income population. The census block group is in the 62nd percentile for Cancer Risk, 61st percentile for Respiratory Hazard Index and the 48th percentile for Lead Paint Indicators (per *EPA's Environmental Justice EJMapper*). The census block group containing the Cleveland Brownfield Corridor is in the 67th percentile for minority population and is in the 98th percentile for Low-Income population. The census block group is in the 96th percentile for Cancer Risk, 89th percentile for Respiratory Hazard Index and the 84th percentile for Lead Paint Indicators (per *EPA's Environmental Justice EJMapper*). The census block group containing the Old RL Stowe Woolen Mills in Chattanooga is in the 96th percentile for Superfund proximity. Also, the area has a 92nd percentile minority population and is in the 98th percentile Low-Income population. The census block group is in the 96th percentile for Cancer Risk, 90th percentile for Respiratory Hazard Index and the 78th percentile for Lead Paint Indicators (per *EPA's Environmental Justice EJMapper*). The census block group containing the Athens-Jackson Street Brownfield Corridor is in the 51st percentile for minority population and is in the 97th percentile for Low-Income population. The census block group is in the 86th percentile for Cancer Risk, 80th percentile for Respiratory Hazard Index and the 91st percentile for Lead Paint (per *EPA's Environmental Justice EJMapper*). This proposed EPA Assessment Grant project will begin to help to reverse the environmental problems of the SETDD Brownfield Target Areas, by assessing and ultimately remediating the priority brownfield sites that are causing health and environmental detriments to the SETDD Brownfield Target Areas.

3) Economically Impoverished / Disproportionately Impacted Populations-Economic data published by the Appalachian Regional Commission (ARC) documents the unemployment and poverty within the Coalition counties: the average unemployment rate for the twelve counties of 7.4% is nearly 25% higher than the national average (2018-19 Bureau of Labor Statistics). Also, the average per capita income for the Coalition counties of \$19,550 is nearly 40% lower than the national average of \$32,560, based on 2019 Census data. In addition to the income disparity, eighty-five (85%) of the municipalities represented in this project have a population under 10,000, and therefore are considered rural municipalities. According to the Appalachian Regional Commission, two of the twelve counties are classified as 'Distressed' (Grundy and Bledsoe). For too long, the citizens of the Southeast Tennessee neighborhoods have been disproportionality impacted by the environmental contamination and disinvestment from the industrial past of the region. This project will help to begin to lessen the disparate environmental and economic impacts to the Southeast Tennessee and Northeast Georgia residents. Due to the abundance of Superfund and Brownfield sites that are located in the SETDD region, these residents have faced a cumulative negative environmental impact and disinvestment in their communities. This disinvestment also has caused decreased property values and continued legacy environmental contamination. Specifically, this assessment project will lead to the eventual cleanup of 628.50 acres of brownfield properties that are heavily impacted with hazardous substances, such as polycyclic aromatic hydrocarbons, polychlorinated biphenyls, lead, arsenic and many other various substances that are a danger to the health outcomes of the surrounding neighborhoods. The elimination of this hazardous health threat will begin to lessen the negative environmental conditions that have disproportionately impacted the health of citizens in the region.

b. Community Engagement

i. Project Involvement & ii. Project Roles SETDD understands the importance of engaging the coalition communities, sharing information, soliciting public input, and incorporating public input, as demonstrated in the SETDD's brownfield planning processes. SETDD Brownfields Program will look for opportunities to tie into existing Coalition partner meetings, which will help to encourage greater stakeholder attendance and participation. SETDD staff will continue to speak in public forums, actively seek input on site selection and planning, and are available via phone, email or in person to share and seek information. The SETDD Coalition will have brownfield partner groups that are both internal to the coalition and purely external partner agencies:

Internal SETDD Brownfield Coalition Partner Groups (Members of the Coalition)

1) Presentations at Coalition (City/ County) Meetings (Coalition Members)-SETDD staff will convey brownfield project progress to: the City Councils/ County Commission, the general public present for the meetings, and the media present for the meetings. These meetings are being held remotely and will continue to be held remotely, due to the COVID-19 Pandemic.

2) Presentations at Coalition Partner Planning Commission Meetings (Coalition Members)-SETDD staff will present project progress at these meetings and will also be available to help the Planning Commissions, with any brownfield redevelopment rezoning technical assistance for adaptive re-use projects. SETDD also employs the local planning staff for 26 Local Planning Commissions across the Coalition area, so SETDD Brownfield and Planning staff will coordinate these planning efforts. These Planning Commission use their respective Comprehensive Plans to make decisions about future growth and development. All of these plans encourage brownfield redevelopment and adaptive reuse of existing structures in the jurisdiction's redevelopment ecosystem. These meetings are being held remotely and will continue to be held remotely, due to the COVID-19 Pandemic.

3) City/ County Neighborhood Association Meetings- (Coalition Members)-All potential brownfield environmental site assessments and potential brownfield redevelopment projects have been and will be presented at neighborhood meetings, in order to get neighborhood input. SETDD staff are assigned already to attend these meetings and the neighborhood association are small-scale meetings that foster a dialogue between community members. SETDD staff will also present the EPA Cleanup in My Communities website, in order to show the public how to access environmental site assessment results. Project information and successes will also be shared on SETDD's website. SETDD staff will continue to attend neighborhood meetings, provide updates, and coordinate with the SETDD's Communications Department in efforts to engage the community and communicate progress. The meetings will be held outdoors and socially distanced but, will also be streamed online.

The SETDD Coalition will also partner with the following external organizations during the life of the project:

External List of Project Partners

Partner Name	Point of Contact (name, email, & phone)	Specific Role in the Project
Southeast Tennessee Brownfield Task Force (Brownfield Subject Area Expert Partner)	Troy Keith, Troy_Keith@tn.gov 423-634-5755	The SE TN Brownfields task force exists to provide the city with citizen/ stakeholder input on development, monitoring, and updating of the city's Brownfield program which affect Low to Moderate Income residents in the region's Brownfield target areas.
CityFields (City of Cleveland Community Redevelopment Partner)	Dustin Tommey contact@cityfieldscdc.com 423-472-9876	CityFields is a Community Development Corporation that will specifically work on the Cleveland Brownfield area redevelopment, especially related to Housing Redevelopment.
Statewide Organizing for Community Empowerment (SOCM) (Environmental Justice Partner)	Linda Cowan linda@socm.org 865-249-7488	SOCM will work with SETDD on Environmental Justice Issues dealing with Environmental Outcomes and Redevelopment Decisions for Minorities and Low to Moderate Income individuals.
State of TN-Department of Health (Public Health Monitoring Partner)	Glenn Czarnecki Glenn.Czarnecki@tn.gov 423-634-5745	TDOH will assist SETDD on Health Monitoring and other Public Health issues related to Brownfields.
WeCare of Rhea County (Housing Redevelopment Partner)	Alton Steen asteen@wecaredayton.org 423-775-4333	WeCare will assist SETDD will housing redevelopment outcomes.

1) Southeast Tennessee Brownfield Task Force Meetings: This standing Task Force is comprised of members of the SETDD staff, coalition partner residents who reside near brownfield sites, staff members of the TN Department of Environment and Conservation, environmental engineering consultants, staff of the Coalition Health Departments, brownfield property owners and concerned citizens. The task force exists to provide the region with citizen/ stakeholder input on development, monitoring, and updating of the Community Development Programs, which affect Low to Moderate Income residents in the SETDD Brownfield target areas. Brownfield property owners and perspective purchasers, community members and other stakeholders will be involved in the Brownfield Task Force, during the course of the SETDD brownfield grant. The meetings will be held outdoors and socially distanced but will also be streamed on the SETDD's website and on public access television.

2) CityFields-is a Community Development Corporation in Cleveland that will assist the Coalition with Housing Redevelopment outcomes, especially in the Cleveland Brownfield redevelopment area.

3) Statewide Organizing for Community Empowerment (SOCM)- SOCM will work with SETDD on Environmental Justice Issues dealing with Environmental Outcomes and Redevelopment Decisions for Minorities and Low to Moderate Income individuals.

4) State of Tennessee Department of Health (TDOH)- TDOH will assist SETDD on Health Monitoring and other Public Health issues related to Brownfields.

5) WeCare of Rhea County- WeCare will assist SETDD will housing redevelopment outcomes.

ii. Incorporating Community Input- SETDD commits to successfully incorporate public and community input in this brownfield project. SETDD will hold quarterly public meetings with all Coalition Partners to inform residents of the project's progress. SETDD will implement a successful public engagement strategy and will work to ensure that there are available communicators for persons that experience Limited English Proficiency. SETDD will incorporate public input into the Brownfield Quarterly Reports and other project updates. Additionally, SETDD will mail written answers to questions at their public hearings and will also place public input comments, questions, and answers on SETDD's website. Over the course of the grant SETDD will complete: a community outreach and education plan, meeting materials and project update newsletters, presentations of the EPA Brownfield grant program to the public, potential developers, lending institutions, neighborhood and community groups, and other affected parties. SETDD will also prepare brochures and other printed materials in order to encourage community involvement and private investment. Many of the region's elderly and low-income residents lack the necessary broadband, internet-compatible devices, and technological know-how to use Zoom or other platforms, due to the digital divide that affects low-income citizens. Therefore, to be fair to all, SETDD will have the option of remote and in-person, distanced public hearings.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks and Activities

Task 1: Inventory of Additional Sites/ Community Outreach					
SETDD will facilitate the identification, selection, and ranking of brownfields sites. For each site, the SETDD will document current and historic land use/zoning, research federal, state, and local databases, conduct public hearings and meetings, and generate a Geographic Information System (GIS) database that includes site maps. With deference to public input, the SETDD will work with its Brownfields Advisory Committee to prioritize sites for Phase I & Phase II Assessment, beyond the 6 priority sites already identified. This task will also include community outreach efforts. These efforts will include holding at least 12 public meetings during the three-year contract time period. For identified sites, expenditures would cover only eligible programmatic activities such as: the completion of a community outreach and education plan, the preparation of meeting materials and project update newsletters, the set-up and public notice of Brownfield public meetings, the presentation of the EPA Brownfield grant program to the public, potential developers, lending institutions, neighborhood and community groups, and other stakeholders.					
ii) Anticipated Project Schedule: Quarters 1-12: Community Outreach Conducted; October 2021 until the project completion (September 2024)					
iii) Task Lead: Southeast Tennessee Development District					
iv) Outputs: 1 Brownfield Inventory; Attending 12 community meetings; Having at least 4 meeting presentations and making flyers available on the SETDD website and at each meeting. This also includes travel of 2 SETDD Staff Members to EPA National Brownfield Conference.					
Task/Activity 2: EPA Cooperative Agreement Reporting					
i) Project Implementation: This task includes all EPA Cooperative Agreement Compliance Reporting, which includes completing 12 Quarterly Reports, 1 MBE-WBE Reporting, 12 ACRES Reporting Periods, Community Engagement Plan, 1 Final Report and 1 Closeout Documentation. This Program Development and Management activity will be overseen by SETDD.					
Non-EPA Funded: No activities					
ii) Anticipated Project Schedule: Quarters 1-12- Quarters 1-12; October 2021 until Project Completion (September 2024)					
iii) Task Lead: Southeast Tennessee Development District					
iv) Outputs: 12 Quarterly Reports, 1 MBE-WBE Reporting, 12 ACRES Reporting Periods, Community Engagement Plan, 1 Final Report and 1 Closeout Documentation.					
Task 3-Phase I and Phase II Assessments					
i) Project Implementation: SETDD will use the services of an environmental engineering firm to conduct 16 Phase I Site Assessments. All phase I Site Assessments will be conducted to meet the All Appropriate Inquiries requirement, as well the ASTM E 1527-13 standards. All Phase II's will be conducted in accordance with ASTM E1903-11. 16 Phase II Assessments will be conducted. These costs were based on previous experience by the procured contractor working with brownfields in the area. All phase II site Assessments will be conducted in accordance with an EPA approved Quality Assurance Project Plan. Because the cost of Phase I environment site assessments vary according to size and number of sites and the cost of Phase II assessments vary as to size, number of sites, and extent of site contamination, the project budgeting may be adjusted depending on sites selected. Phase I and II Site Assessment will be performed in cooperation with TDEC and the various county Health Departments. The forthcoming figures represent the total expenditures (by category) for activities in this task.					
ii) Anticipated Project Schedule: Quarter 1: Finalize contract with Qualified Environmental Contractor (QEC), Generic Quality Assurance Project Plan (QAPP) submitted to EPA for review/ approval (by selected QEC); Quarter 2: Eligibility Determinations requested & site access obtained/confirmed (by Coalition); Phase I ESAs begin; Quarter 3: QAPP approval & Phase II ESAs begin (QAPP approved by EPA, Phase II ESAs by QEC); Quarter 11: All Phase I and II ESAs completed, and final contractor invoices received (by QEC)					
iii) Task Lead: Selected Qualified Environmental Contractor (QEC)					
iv) Outputs: Quality Assurance Project Plan; Success Measure: QAPP approval within one month of Cooperative Agreement approval					
Outputs: Phase I and Phase II ESAs; Success Measure: # of ESAs performed					
Outputs: ABCAs and RAPs; Success Measure: # of ABCAs and RAPs completed					
Task 4-Redevelopment and Remediation Planning					
i) Project Implementation: The Redevelopment and Remediation Planning task will include the preparation of a Brownfield Redevelopment Plan for the Coalition's priority sites. This plan (which will be performed in accordance with state law (TCA 13-20-202)), will primarily focus on the redevelopment outcomes and objectives for the brownfield properties assessed in the project. The two primary redevelopment focus areas include housing and commercial retail development.					
ii) Anticipated Project Schedule: Quarters 1-12: Redevelopment and Remediation Planning will occur during these quarters.					
iii) Task Lead: Southeast Tennessee Development District					
iv) Outputs: Redevelopment and Remediation Plans; Success Measure: # of Redevelopment and Remediation Plans					

b. Cost Estimates and Outputs

Budget Categories	Project Tasks				
(programmatic costs only)	<i>Task 1-Inventory of Sites/</i>	<i>Task 2-EPA Cooperative Agreement</i>	<i>Task 3 -Phase I and Phase II</i>	<i>Task 4- Redevelopment</i>	<i>Total</i>

	<i>Community Outreach</i>	<i>Reporting</i>	<i>Environmental Assessments</i>	<i>and Remediation Planning</i>	
Personnel	\$20,000	\$30,000	\$40,000	\$20,000	\$110,000
Fringe Benefits	\$2,000	\$3,000	\$4,000	\$2,000	\$11,000
Travel	\$7,000	\$4,000	\$4,000	\$4,000	\$19,000
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0
Contractual	\$0	\$0	\$390,000	\$70,000	\$460,000
Total Direct Costs	\$27,000	\$34,000	\$434,000	\$94,000	\$590,000
Total Indirect Costs	\$2,000	\$3,000	\$4,000	\$2,000	\$10,000
Total	\$29,000	\$37,000	\$438,000	\$96,000	\$600,000

Task 1- Inventory of Additional Sites/ Community Outreach-\$29,000 total

Personnel Costs- costs include \$20,000 (400 staff hours×\$50/hour) for staff time related to community outreach events.

Fringes-10% of Personnel Costs

Travel- costs include \$3,000 for staff travel costs for intra-region travel to brownfield sites, meetings, and for inventory purposes (within the target areas) and \$4,000 travel to National Brownfields Conference (2 staff members x \$2,000 per person=\$4,000)

Task 2-EPA Cooperative Agreement and Reporting-\$37,000 total

Personnel Costs- costs include \$30,000 (600 staff hours×\$50/hour) for staff time related to Program Management and Development; **Fringes-**10% of Personnel Costs.

Travel-Travel costs include travel (\$4,000) costs for Program Development and Program Management

Task 3 -Phase I and Phase II Environmental Site Assessments-\$438,000 total

Personnel Costs- costs include \$40,000 (800 staff hours×\$50/hour) for staff time related oversight on Phase I & Phase II ESAs.

Fringes-10% of Personnel Costs.

Travel- costs include \$4,000 for staff travel costs to local brownfield meetings related to Phase I/ II ESAs.

Contractual- cost include 16 projected Phase I ESAs at an average of \$6,250 (16 x \$6,250 =\$100,000) and 16 projected Phase II ESAs at average of \$18,125 (16 x \$18,125=\$290,000). Total Line Item cost is \$390,000.

Task 4-Redevelopment and Remediation Planning Activities-\$96,000

Personnel Costs- costs include \$20,000 (400 staff hours×\$50/hour) for staff time related to Redevelopment and Remediation Planning Activities; **Fringes-**10% of Personnel Costs

Travel- costs include \$4,000 for staff travel costs to local brownfield meetings and events related to Redevelopment and Remediation Planning Activities.

Contractual- costs include \$70,000 (1,400 staff hours×\$50/hour) for a Planning and Housing firm to perform Redevelopment and Remediation Planning Activities.

c. Measuring Environmental Results

The grant manager will continuously review grant progress to ensure that important projects milestones and outputs are on track for completion. Corrective measures will be taken immediately to correct any measures and metrics which are not being met. The project lead will initiate monthly project progress meetings with the SETDD team and its external Qualified Environmental Contractors working on the project. SETDD will track, measure, and evaluate projects progress in achieving desired outcomes as follows:

<u>Task 1: Inventory of Sites and Community Outreach</u>
<u>Output(s):</u> 1 Final Inventory of Phase I and Phase II Sites for Grant; 12 community meetings; meeting presentations and flyers available on the community outreach website and at each meeting
<u>Outcomes:</u> List of brownfield sites with highest redevelopment potential and informed, engaged community
<u>Tracking Methods:</u> Excel Documents for Inventory, sign-in sheets; # of community members present per meeting
<u>Task 2-Cooperative Agreement and Project Management</u>
<u>Output(s):</u> 12 Quarterly Reports, 1 MBE-WBE Reporting, 12 ACRES Reporting Periods, Community Engagement Plan, 1 Final Report and 1 Closeout Documentation.
<u>Outcomes:</u> Successful Grant Compliance
<u>Tracking Methods:</u> Evaluate Progress against Work Plan, in order to assure progress is being made and deadlines being met.
<u>Task 3: Phase I and Phase II Environmental Assessments</u>
<u>Outputs:</u> 16 Phase I ESA's, 16 Phase II ESA's and ACRES reporting
<u>Outcomes:</u> Phase I and Phase II ESA's that will characterize Brownfield sites' environmental history and environmental contamination
<u>Tracking Methods:</u> SETDD will track Phase I and Phase II progress from Engineering Consultant; SETDD will provide copy of deliverable to EPA; grant administration tasks tracked on internal report, tracking progress of uploading ESAs to ACRES.

Task 4: Redevelopment and Remediation Planning

Output(s): 6 Redevelopment and Remediation Plans for top 6 Priority Sites

Outcomes: Redevelopment Plans, that have cost estimates and strategies for reuse, in order to pursue other remediation and redevelopment funding

Tracking Methods: SETDD will track progress of Redevelopment/ Remediation Planning Consultants, in order to ensure goals are met.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure- A highly competent and experienced staff is in place at the SETDD to implement and manage the proposed project. In addition, the project team includes a respected environmental engineering consultant that was selected by a competitive procurement process to assist with the assessment work. There are 3 key individuals employed by the SETDD to provide the expertise necessary for the implementation and management of all grant functions and activities:

Mr. Sam Saieed, SETDD-Assistant Director of Community Development/ Brownfield Director-Mr. Saieed will serve as the Brownfield Coordinator for the project. He has administered more than 150 economic and community development projects and programs. He will be charged with the implementation and management of the Brownfield grant project activities and tasks.

Mr. Chuck Hammonds, Assistant Executive Director-Mr. Hammonds will provide assistance as it relates to long-range planning and development opportunities for the communities being served by the Brownfield project. He would also step up to be the Brownfield Program Coordinator if the Brownfield Coordinator were to leave.

Ms. Jolly Abraham, Finance Director, Ms. Abraham has 35 years' experience in financial management with 19 of those being in local, state, and federal government grant management. Ms. Abraham will provide financial management services for this grant.

ii. Acquiring Additional Resources –SETDD has procured an Environmental Consultant (per federal procurement requirements to perform all Phase I and Phase II ESAs to current ASTM standards.

b. Past Performance and Accomplishments

i. Has Previously Received an EPA Brownfield Grant

1. Accomplishments- The 2015 SETDD/CARCOG EPA Brownfield Coalition Grant successfully assessed over 20 properties for Phase I & Phase II ESAs. SETDD was able to clear many properties of perceived contamination, thus putting them back into productive re-use. For the properties that were contaminated and needed Phase IIs and remediation, SETDD was able to perform the Phase II and identify the sources of remediation funding. SETDD will be responsible for all quarterly and annual reports and the submission of invoices to the US EPA, as required under the cooperative agreement. The selected consultant will be tasked with accomplishing the Phase I and II assessments, as well as all required technical reports for the selected sites. The project director will monitor the selected consultants progress towards meeting program deadlines and requirements to ensure the project is completed in a timely fashion and within budget. The project director will work closely with the selected consultant to ensure that all assessment activities are following the applicable ASTM standards. SETDD has already initiated discussions with both public and private brownfield site owners to address site access and has already gained permission for access to all publicly owned sites and for many privately-owned sites as well. SETDD has developed an initial site selection of roughly 40 sites. Other sites can still be added to the inventory once they are discovered and project activities are initiated.

2. Compliance with Grant Requirements- SETDD/ CARCOG has complied with all workplans, schedules, and terms/conditions on all their previous closed-out EPA Brownfield Grant.

THRESHOLD CRITERIA

1) Applicant Eligibility

The Executive Order and Charter of Incorporation creating all of the Development Districts in the State of Tennessee and the Southeast Tennessee Development District are attached. Additionally, a legal opinion finding this documentation sufficient is also attached.

2) Community Involvement: Section 2 of the grant narrative (Community Need and Community Engagement) fully demonstrates the SETDD/ CARCOG Coalition's plan for Community Involvement as a vital part of the project. SETDD/ CARCOG will inform and involve the community and other stakeholders during the planning, implementation and other brownfield assessment activities.

3) Expenditure of Assessment Grant Funds: The Southeast Tennessee Development District/ Chattanooga Area Regional Council of Governments does not have any active EPA Brownfield Assessment Grants and are therefore not a current EPA Brownfield Assessment Grant recipient.



Suite 205, Sterling Centre
4121 Carmichael Road
Montgomery, Alabama 36106
Telephone: (334) 279-3650
Facsimile: (334) 279-3660

March 19, 2004

TO: Mary (Ruth) Tackett, State Director
Rural Development, Nashville, TN

ATTN: Dan Beasley, Director
Rural Business-Cooperative Service

FROM: Craig G. Cornwell *Craig Cornwell*
Assistant Regional Attorney

SUBJECT: CARCOG/Southeast Tennessee Development District
Rural Business Enterprise Grant (RBEG)

We are writing in response to your letter of March 5, 2004, requesting our review of the organizational structure of the above referenced entity.

The documentation submitted reflects that Chattanooga Area Regional Council of Government, is duly incorporated April 30, 1967, pursuant to the Metropolitan Development Act of 1966. The Southeast Tennessee Development District was established April 16, 1969, pursuant to the Development District Act of 1965. In accordance with Tennessee law, the Charter was filed with the Secretary of State.

Regarding eligibility under 7 CFR §1942.305(a), it appears that applicant qualifies as a public body.

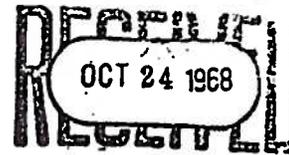
The applicant would be deemed eligible to contract with your Agency. Please contact me at #334-279-3650, if you have further questions.

USDA

2004 MAR 23 P 1:30

RECEIVED

7



STATE OF TENNESSEE
EXECUTIVE ORDER
BY THE GOVERNOR

No. 17

AN ORDER ESTABLISHING A SYSTEM OF REGIONS OR DISTRICTS TO ENCOURAGE INTERLOCAL COOPERATION AND FOR PURPOSES OF COMPREHENSIVE PLANNING AND DEVELOPMENT

WHEREAS, it is the policy of this administration to encourage local governments to participate jointly in district and regional planning as authorized by the provisions of law, and

WHEREAS, the Economic Development District Act of 1965, as codified in Sections 13-1401 through 13-1411, Tennessee Code Annotated, authorizes the State Planning Commission to delineate and recommend a regional alignment of the respective counties as deemed viable to the economic development of the State, and within which local governments may participate jointly as provided by law, and

WHEREAS, the provisions of a number of federal, state, and local assistance programs require such a regional structure in order that planning may be more efficiently conducted, and the review and coordination of specific public works projects may be more expeditiously accomplished, and

WHEREAS, it is deemed desirable to establish and preserve the eligibility of state and local governments to participate in the aforesaid assistance programs and any others that may be instituted from time to time, and also to provide a framework of organization which will eliminate duplication and confusion, and

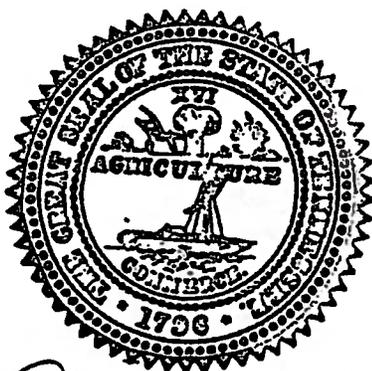
WHEREAS, the State Planning Commission has delineated a proposed plan for the creation of eight individual regions encompassing the entire area

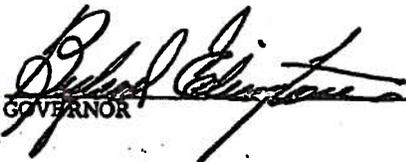
of Tennessee, which proposed plan has been officially approved and recommended by the said Commission in regular meeting assembled.

NOW, THEREFORE, I, BUFORD ELLINGTON, Governor of the State of Tennessee, by virtue of the authority vested in me, do hereby order and direct that the said regions as delineated by the State Planning Commission be and hereby are officially established for the purposes aforesaid, and direct that all agencies within the executive branch of government shall take the regional alignment into consideration in the establishment and revision of all applicable state programs. The regions established by this order are as shown on the attached map entitled "Tennessee Planning and Development Regions" and the said map is incorporated by reference herein and thereby made a part of this Order.

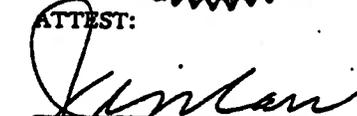
This Order contemplates that if compelling cause develops for changes in regional boundaries in the process of local consent to regional organization as provided under Code Section 13-1405, appropriate revision of this Order will be considered.

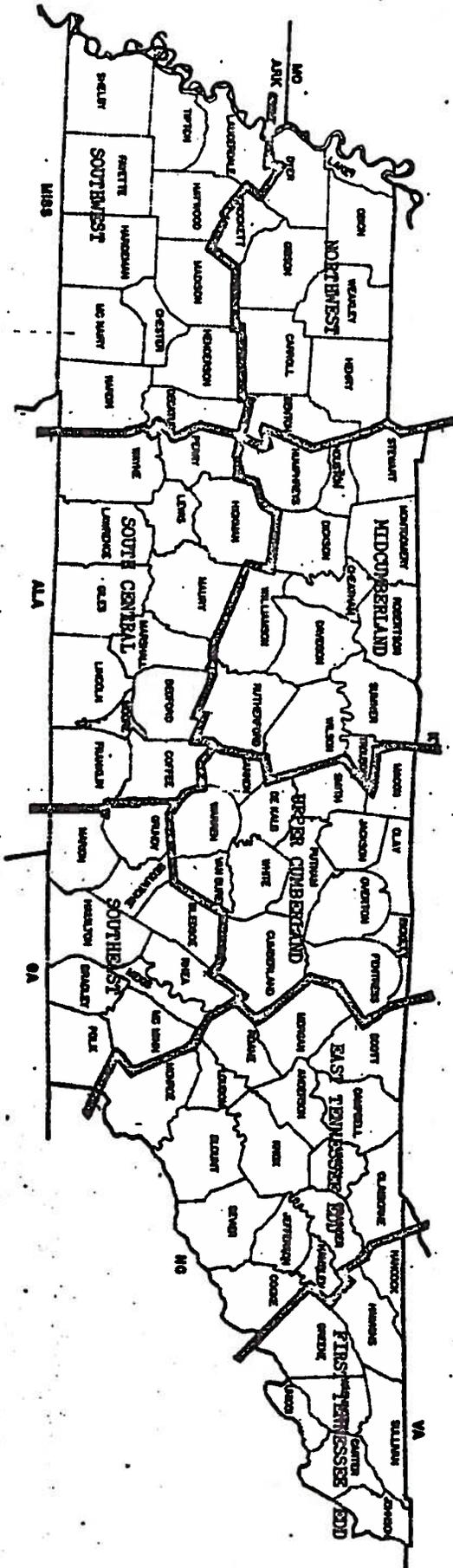
IN WITNESS WHEREOF, I have subscribed my signature and caused the Great Seal of the State of Tennessee to be affixed this 14th day of October, 1968.




GOVERNOR

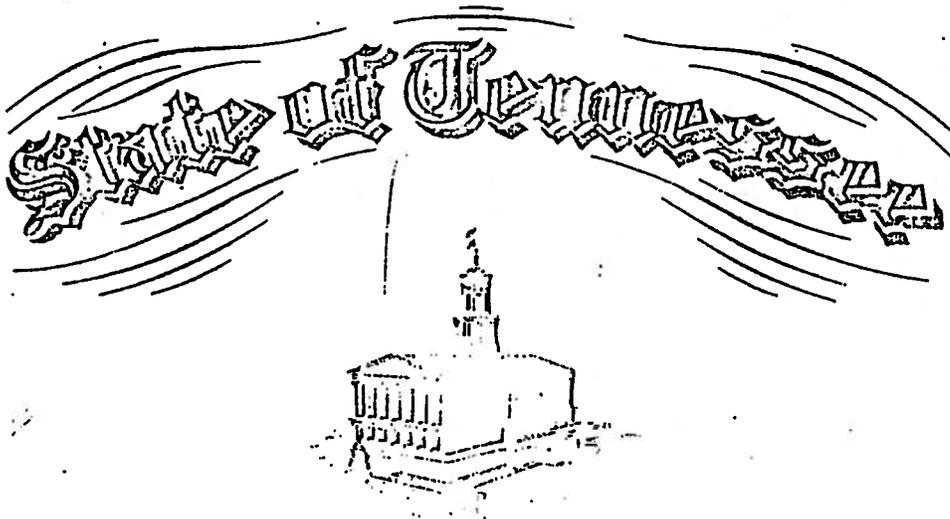
ATTEST:


SECRETARY OF STATE



TENNESSEE PLANNING AND DEVELOPMENT REGIONS

Part of Executive Order #17, dated 14 October, 1968



Department of State

I, Joe C. Carr, Secretary of State of the State of Tennessee, do hereby certify that the annexed Instrument with Certificate of Acknowledgment was filed in my office and recorded on the 5th day of July 1967

IN CORPORATION RECORD BOOK VOLUME O-26, PAGE 2934

In Testimony Whereof, I have hereunto subscribed my Official Signature and by order of the Governor affixed the Great Seal of the State of Tennessee at the Department in the City of Nashville, this 5th day of



July

A.D. 1967

Joe C. Carr

Secretary of State

47d

GENERAL WELFARE

STATE OF TENNESSEE

O. K.
DAVID M. FAMEEY
County Court Clerk

CHARTER OF INCORPORATION

Be It Known, That William L. Quinn, Chester L. Frost, Ralph Kelley, G. W. White, and Paul Ellis are hereby constituted a body politic and corporate by the name and style of:

CHATTANOOGA AREA REGIONAL COUNCIL OF GOVERNMENTS

for the purpose of conducting and co-ordinating planning activities in Hamilton County, Tennessee, and municipalities located within the said county, and Walker County, Georgia, and municipalities located within the said county, and such other political jurisdictions as the members may agree.

Such activities shall include, but not be limited to, the collection of data and preparation of plans and programs for land use, transportation, housing, economic development, natural resources development, community facilities, sewer systems, garbage disposal, public health, safety and morals, and the welfare of the metropolitan area as a whole.

The corporation may conduct such other lawful activities as may be agreed to on a voluntary basis.

The general powers of said corporation shall be:

- (1) To sue and be sued by the corporate name.
- (2) To have and use a common seal, which it may alter at pleasure; if no common seal, then the signature of the name of the corporation by any duly authorized officer shall be legal and binding.
- (3) Any

corporation chartered under the laws of Tennessee for religious, charitable, educational, missionary, or other eleemosynary purposes, and not for profit, shall have the power to receive property, real, personal, or mixed, by purchase, gift, devise, or bequest, sell the same and apply the proceeds toward the promotion of the objects for which it is created, or hold any such property and apply the income and profits towards such objects.

(4) Any corporation heretofore chartered for any of the following purposes, desiring to avail itself of these powers, shall submit the question to its directors or trustees at any regular meeting, or special meeting, called for the purpose, or to any regular or special meeting of its executive committee, and if a majority of said directors, trustees, or executive committee vote in favor of applying for the amendment, it may then proceed in usual course to file an amendment to its charter. (5)

To establish bylaws, and make all rules and regulations not inconsistent with the laws and constitution, deemed expedient for the management of corporate affairs. (6) To appoint such subordinate officers and agents, in addition to a president and secretary, or treasurer, as the business of the corporation may require. (7) To designate the name of the office, and fix the compensation of the officer. (8) To borrow money to be used in payment of property bought by it, and for erecting buildings, making improvements, and for other purposes germane to the objects of its creation, and secure the repayment of the money thus borrowed by mortgage, pledge, or deed of trust, upon such property, real, personal, or mixed, as may be owned by it; and it may, in like manner, secure by mortgage, pledge, or deed of

trust, any existing indebtedness which it may have lawfully contracted.

The said five or more incorporators shall, within a convenient time after the registration of this charter, elect from their number a president, secretary, and treasurer, or the last two officers may be combined into one, said officers and the other incorporators to constitute the first board of directors. Any corporation not for profit may increase its directors or trustees to a number not more than one hundred, by due and proper amendment to its bylaws, unless otherwise specifically provided. In all elections each member to be entitled to one vote, either in person or by proxy, and the result to be determined by a majority of the votes cast. Due notice of any election must be given by advertisement in a newspaper, personal notice to the members, or a day stated on the minutes of the board one month preceding the election. The term of officers may be fixed by the bylaws, the said term not, however, to exceed three years. All officers hold office until their successors are duly elected and qualified.

The general welfare of society, not individual profit, is the object for which this charter is granted, and the members are not stockholders in the legal sense of the term, and no dividends or profits shall be divided among the members.

The board of directors shall keep a record of all their proceedings, which shall be at all times subject to the inspection of any member. The corporation may establish branches in any other county in the State.

The members may, at any time, voluntarily dissolve

the corporation, by a conveyance of its assets and property to any other corporation holding a charter from the State for purposes not of individual profit, first providing for corporate debts. A violation of any of the provisions of the charter shall subject the corporation to dissolution at the instance of the State.

Whenever there has been no meeting of the members for a period of five years or more and because of the death of members or the condition of the corporate records, it is impossible to notify a sufficient number of members to constitute a quorum, notice of a meeting of the members may be made by publication in some newspaper in the county where such corporation has its principal location, at least thirty days before such meeting shall be held. The members attending such meeting shall be deemed to constitute a quorum for the purposes of electing directors or trustees, and authorizing such directors or trustees to dissolve the corporation and convey its property and assets in accordance with this section.

The charter is subject to modification and amendment, and in case said modification or amendment is not accepted, corporate business is to cease, and the assets and property, after payment of debts, are to be conveyed, as aforesaid, to some other corporation holding a charter for purposes not connected with individual profit. Acquiescence in any modification, thus declared, shall be determined in a meeting of the members especially called for that purpose, and only those voting in favor of the modification shall thereafter compose the corporation.

The means, assets, income, or other property of the

corporation shall not be employed, directly or indirectly, for any other purpose whatever than to accomplish the legitimate objects of its creation, and by no implication shall it engage in any kind of trading operation, nor hold any more real estate than is necessary for its legitimate purposes.

Expulsion shall be the only remedy for the nonpayment of dues by the members, and there shall be no individual liability against the members for corporate debts, but the entire corporate property shall be liable for the claims of creditors.

We, the undersigned, the incorporators above mentioned, hereby apply to the State of Tennessee for a charter of incorporation for the purposes declared in the foregoing instrument.

WITNESS our hands this the 20 day of April, 1967.

Ralph Kelley
RALPH KELLEY

Chester L. Frost
CHESTER L. FROST

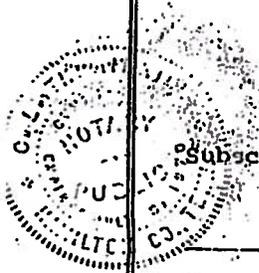
William L. Quinn
WILLIAM L. QUINN

G. W. White
G. W. WHITE

Paul Ellis
PAUL ELLIS

Subscribing Witness:

Ralph Kelley



STATE OF TENNESSEE)
 :
COUNTY OF HAMILTON)

Personally appeared before me, *B. L. [Signature]*

_____, a Notary Public in and for said County and State, the within named Ralph Kelley, the subscribing witness and incorporator, with whom I am personally acquainted, and who acknowledged that he executed the within application for a charter of incorporation for the purposes therein contained and expressed; and the said Ralph Kelley, subscribing witness to the signatures subscribed to the within application, being first duly sworn, deposed and said that he is personally acquainted with the within named incorporators, Ralph Kelley, Chester L. Frost, William L. Quinn, G. W. White, and Paul Ellis, and they did in his presence acknowledge that they executed the within application for a charter of incorporation for the purposes therein contained and expressed.

WITNESS my hand and official seal at office in Chattanooga, Tennessee, this the 30 day of April, 1967.

[Signature]
NOTARY PUBLIC

My commission expires:





Bledsoe County Courthouse
P.O. Box 149
Pikeville, TN 37367

Bledsoe County, Tennessee
Gregg Ridley, County Mayor

Phone: 423/447-6855
Fax: 423/447-7265
E-mail: bledsoemayor@bledsoe.net

October 16, 2020

Mr. Sam Saieed
Southeast Tennessee Development District
P.O. Box 4757
Chattanooga, TN 37405-0757

Dear Mr. Saieed,

Bledsoe County wishes to express its support and partnership with the SETDD/CARCOG- FY 2021 Environmental Protection Agency (EPA) Coalition Assessment Grant. Bledsoe County has already signed the SETDD Brownfield Project "Memorandum of Agreement", as one of the members of the coalition.

Bledsoe County held a Brownfield Public Hearing on November 7, 2019 at the Bledsoe County Courthouse. The purpose of this meeting was to explain to the public what brownfields are, and we were able to get public input about potential brownfield sites in Bledsoe County. As Pikeville is the county seat and the main population/ employment center of Bledsoe County, the majority of the sites were located in and around the Pikeville area. Based upon the public comments received at the public meeting, the following sites were identified as potential brownfields:

<u>Town/ County</u>	<u>Site Name</u>	<u>Site Description</u>	<u>Problem/ Reuse and Redevelopment</u>	<u>Brownfield Site Area- Key Demographics</u>
Pikeville/ Bledsoe County	<u>Sells Property</u>	Former auto repair site	-Suspected VOC's, Metals, Petroleum PCBs -Proposed commercial storefront reuse	11.9% on Disability; 75.5% MHI below \$50,000; 32.8% Children in Poverty.
Pikeville/ Bledsoe County	<u>Old Robinson Manufacturing</u>	Former clothing plant	-Suspected Asbestos, lead paint -Proposed reuse as community center	11.9% on Disability; 75.5% MHI below \$50,000; 32.8% Children in Poverty.
Pikeville/ Bledsoe County	<u>Old Eclipse Manufacturing Building</u>	Former industrial facility	-Suspected VOC's, Metals, Petroleum PCBs -Proposed commercial storefront reuse	11.9% on Disability; 75.5% MHI below \$50,000; 32.8% Children in Poverty.

Many contaminated properties and old industrial sites are primarily located in the county's low-income residential areas. These low to moderate income areas become disproportionately affected by environmental issues related to these brownfields. It is the county's hope that the brownfield program will revitalize properties, in order to increase the environmental welfare and economic development opportunities for all residents of Bledsoe County. The county's goal is to improve the physical and environmental health of all its residents.

Bledsoe County commits to: provide county health statistics for the project, include links to the project on the county's website, provide guidance to SETDD in choosing potential assessment sites based on the county's health needs, and work with SETDD in its cleanup and redevelopment planning initiatives associated with the Brownfield Project. Bledsoe County commits to attract grant dollars and private investment, in order to help market these properties to the redevelopment community.

Sincerely,

Gregg Ridley
County Mayor



Office of the
BRADLEY COUNTY MAYOR
D. GARY DAVIS

P.O. Box 1167
Cleveland, Tennessee 37364
Office (423) 728-7141
Facsimile (423) 476-0696

October 16, 2020

Mr. Sam Saieed
Southeast Tennessee Development District
P.O. Box 4757
Chattanooga, TN 37405-0757

Dear Mr. Saieed:

Bradley County hereby announces its support and partnership with the Southeast Tennessee Development District's FY 2021 Environmental Protection Agency (EPA) Coalition Assessment Grant. Bradley County has already signed the SETDD Brownfield Project "Memorandum of Agreement", as one of the members of the coalition.

Many contaminated properties and old industrial sites are primarily located in the county's low-income residential areas. The majority of these Brownfield sites are located in the South Cleveland neighborhood. These low to moderate income areas become disproportionately affected by environmental issues related to these brownfields. It is the county's hope that the brownfield program will revitalize properties, in order to increase the environmental welfare and economic development opportunities for all residents of Bradley County. The county's goal is to improve the physical and environmental health of all its residents.

Bradley County held a Brownfield Public Hearing on December 10, 2019, in order to educate the public and locate the brownfield sites in Bradley County. The following sites were identified:

<u>Town/ County</u>	<u>Site Name</u>	<u>Site Description</u>	<u>Problem/ Reuse and Redevelopment</u>	<u>Brownfield Site Area- Key Demographics</u>
Cleveland/ Bradley County	<u>Old Cleveland Brownfield Redevelopment Area</u>	Various Sites	-Suspected VOC's, metals, petroleum -Large site; commercial, residential reuse possible	19.3% Unemployment; 89.3% MHI below \$50,000; 34% on SNAP/ Food Stamps; 32% Minority.

Bradley County is excited about its membership in the SETDD Brownfield Coalition. This project is an important piece of an overarching effort to help to revitalize the South Cleveland neighborhood in Bradley County. This area of Bradley County has seen numerous plant closures over the past twenty years. The Hardwick Woolen Mills and the now-vacant Whirlpool Manufacturing facilities are two of the largest vacant industrial sites in the region, and they have excellent re-use potential. Bradley County pledges to use all economic and community development tools available, in order to see positive redevelopment occur in this county.

Bradley County pledges assist in using all of its resources, in order to assist with this project. Bradley County's Planning Department, Stormwater Department, and GIS Department will be able to work on site identification, redevelopment planning, and environmental mitigation activities associated with this project. The Bradley County/ City of Cleveland 2035 Comprehensive Plan identifies this South Cleveland corridor as one of the most important redevelopment zones within the county, and the county is hopeful that commercial/ residential redevelopment will occur within this area.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Gary Davis".

D. Gary Davis
Bradley County Mayor



CATOOSA COUNTY, GEORGIA

October 16, 2020

Ms. Beth Jones
Southeast Tennessee Development District
P.O. Box 4757
Chattanooga, TN 37405-0757

Dear Ms. Jones:

Catoosa County wishes to express its support and partnership with the SETDD/CARCOG- FY 2020 Environmental Protection Agency (EPA) Coalition Assessment Grant. Catoosa County has already signed the SETDD Brownfield Project "Memorandum of Agreement", as one of the members of the coalition. Based upon the public comments received at the public meeting, the following sites were identified as potential brownfields:

<u>Town/ County</u>	<u>Site Name</u>	<u>Site Description</u>	<u>Problem/ Reuse and Redevelopment</u>	<u>Brownfield Site Area- Key Demographics</u>
Fort Oglethorpe/ Catoosa County	Old CGC Flooring Factory	Old Flooring Plant	-Suspected VOC's, Metals, -Proposed Residential/ Commercial	84% Low-Income, 24% Minority, Superfund Proximity-83 rd Percentile.

Many contaminated properties and old industrial sites are primarily located in the county's low-income residential areas. These low to moderate income areas become disproportionately affected by environmental issues related to these brownfields. It is the county's hope that the brownfield program will revitalize properties, in order to increase the environmental welfare and economic development opportunities for all residents of Catoosa County. The county's goal is to improve the physical and environmental health of all its residents.

Catoosa County commits to: provide county health statistics for the project, include links to the project on the county's website, provide guidance to SETDD in choosing potential assessment sites based on the county's health needs, and work with SETDD in its cleanup and redevelopment planning initiatives associated with the Brownfield Project. Catoosa County commits to attract grant dollars and private investment, in order to help market these properties to the redevelopment community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven Henry".

Steven Henry
Catoosa Co., GA County Commission Chairman



Dade County Commission
Dade County, Georgia

October 16, 2020

Ms. Beth Jones
Southeast Tennessee Development District
P.O. Box 4757
Chattanooga, TN 37405-0757

Dear Ms. Jones:

Dade County wishes to express its support and partnership with the SETDD/CARCOG- FY 2021 Environmental Protection Agency (EPA) Coalition Assessment Grant. Dade County has already signed the SETDD Brownfield Project "Memorandum of Agreement", as one of the members of the coalition. Based upon the public comments received at the public meeting, the following sites were identified as potential brownfields:

<u>Town/ County</u>	<u>Site Name</u>	<u>Site Description</u>	<u>Problem/ Reuse and Redevelopment</u>	<u>Brownfield Site Area- Key Demographics</u>
Trenton/ Dade County	<u>Old Shaw Industries Plant</u>	Old Flooring Plant	-Suspected VOC's, Metals, -Proposed	64% Low-Income, 20% Minority, Superfund Proximity-85 th Percentile.

Many contaminated properties and old industrial sites are primarily located in the county's low-income residential areas. These low to moderate income areas become disproportionately affected by environmental issues related to these brownfields. It is the county's hope that the brownfield program will revitalize properties, in order to increase the environmental welfare and economic development opportunities for all residents of Dade County. The county's goal is to improve the physical and environmental health of all its residents.

Dade County commits to: provide county health statistics for the project, include links to the project on the county's website, provide guidance to SETDD in choosing potential assessment sites based on the county's health needs, and work with SETDD in its cleanup and redevelopment planning initiatives associated with the Brownfield Project. Dade County commits to attract grant dollars and private investment, in order to help market these properties to the redevelopment community.

Sincerely,


Ted Rumley
Dade Co., GA County Executive



GRUNDY COUNTY MAYOR

Michael Brady, County Mayor

P.O. Box 177
 Altamont, TN 37301
 (931)692-3718
 (931)692-3721 - fax

October 16, 2020

Ms. Beth Jones
 Southeast Tennessee Development District
 P.O. Box 4757
 Chattanooga, TN 37405-0757

Dear Ms. Jones:

Grundy County wishes to express its support and partnership with the Southeast Tennessee Development District's FY 2021 Environmental Protection Agency (EPA) Coalition Assessment Grant. Grundy County has already signed the SETDD Brownfield Project "Memorandum of Agreement", as one of the members of the coalition.

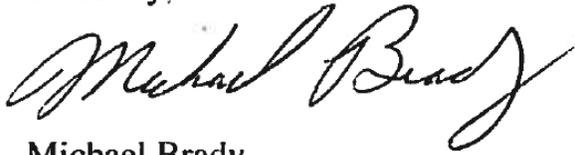
Grundy County held a Brownfield Public Hearing on September 24, 2020 at the Grundy County Courthouse. Most of the residents of Grundy County did not know what Brownfields were, but after a short explanation, they were able to name some of the most blighted properties in Grundy County. Most of these properties are located in some of the most populated areas of Grundy County (Tracy City, Altamont). These properties have the potential for redevelopment, and there is a great need for commercial and residential development in Grundy County. After garnering public input at the public hearing, Grundy County was able to prioritize the top three sites mentioned at the public hearing:

<u>Town/ County</u>	<u>Site Name</u>	<u>Site Description</u>	<u>Problem/ Reuse and Redevelopment</u>	<u>Brownfield Site Area- Key Demographics</u>
Altamont/ Grundy County	<u>Old Keneric Corp. Building</u>	Old Clothing Factory	-Suspected VOC's, Metals, Petroleum PCBs -Proposed commercial/ housing reuse	20.8% Unemployment; 90.5% MHI below \$50,000; 32.7% on SNAP/ food stamps; 55.4% not in labor force.
Altamont/ Grundy County	<u>Gambrell Property</u>	Old Textile Mill	-Suspected VOC's, Metals, Petroleum PCBs -Proposed commercial storefront reuse	20.8% Unemployment; 90.5% MHI below \$50,000; 32.7% on SNAP/ food stamps; 55.4% not in labor force.
Tracy City/ Grundy County	<u>Old Tracy City Skating Rink</u>	Old Skating Rink	-Suspected asbestos and lead paint -Proposed reuse at city municipal building	20.8% Unemployment; 90.5% MHI below \$50,000; 32.7% on SNAP/ food stamps; 55.4% not in labor force.

Low to moderate income residents who live near these brownfields become disproportionately affected by environmental issues related to these brownfields. It is the county's hope that the brownfield program will revitalize properties, in order to increase the environmental welfare and economic development opportunities for all residents of Grundy County. The county's goal is to improve the physical and environmental health of all its residents.

Grundy County commits to: include links to the project on the county's website, provide guidance to SETDD in choosing potential assessment sites, and work with SETDD in its cleanup and redevelopment planning initiatives associated with the Brownfield Project. Grundy County will go after all available grant dollars and privately leveraged funds, in order to see a successful redevelopment conclusion for our county.

Sincerely,

A handwritten signature in black ink that reads "Michael Brady". The signature is written in a cursive, flowing style with a large, prominent initial "M".

Michael Brady,
Grundy County Mayor



HAMILTON COUNTY, TENNESSEE
OFFICE OF THE COUNTY MAYOR
JIM M. COPPINGER

October 16, 2020

Mr. Sam Saieed
Southeast Tennessee Development District
P.O. Box 4757
Chattanooga, TN 37405-0757

Dear Ms. Jones:

Hamilton County wishes to express its support and partnership with the Southeast Tennessee Development District's FY 2021 Environmental Protection Agency (EPA) Coalition Assessment Grant. Hamilton County has already signed the SETDD Brownfield Project "Memorandum of Agreement", as one of the members of the coalition.

Many contaminated properties and old industrial sites are primarily located in the county's low-income residential areas. These low to moderate income areas become disproportionately affected by environmental issues related to these brownfields. It is the county's hope that the brownfield program will revitalize properties, in order to increase the environmental welfare and economic development opportunities for all residents of Hamilton County. The county's goal is to improve the physical and environmental health of all its residents.

Hamilton County held a Brownfield Public Hearing on October 15, 2020. The public was invited to learn more about the SETDD Coalition Brownfield Project, and the following sites were identified as potential brownfield sites in Hamilton County:

<u>Town/County</u>	<u>Site Name</u>	<u>Site Description</u>	<u>Problem/ Reuse and Redevelopment</u>	<u>Brownfield Site Area- Key Demographics</u>
East Ridge/ Hamilton County	<u>Old McBrien Elem. School</u>	Old School Building	-Suspected asbestos and lead paint -Proposed reuse at housing/ commercial	54.1% MHI below \$50,000 ; 15% Minority; 14% below poverty level.
Chattanooga/ Hamilton County	<u>Old Central Soya Site</u>	Old Soybean Processing Facility	-Suspected VOC's, Metals, Petroleum PCBs -Proposed commercial storefront reuse	\$29,494 MHI; 22% Minority; 11.2% Unemployment rate.
Chattanooga/ Hamilton County	<u>Old Ridgedale Dixie Yarns Mercerizing Plant</u>	Old Textile Mill	-UST -Proposed commercial storefront reuse	\$29,494 MHI; 22% Minority; 11.2% Unemployment rate.

Hamilton County commits to: provide guidance to SETDD in choosing potential assessment sites and work with SETDD in its cleanup and redevelopment planning initiatives associated with the Brownfield Project.

Sincerely,

Jim M. Coppinger
County Mayor



DAVID JACKSON
MARION COUNTY MAYOR
Marion County Courthouse
P.O. Box 789
Jasper, TN 37347

October 16, 2020

Mr. Sam Saieed
Southeast Tennessee Development District
P.O. Box 4757
Chattanooga, TN 37405-0757

Dear Mr. Saieed:

Marion County wishes to express its support and partnership with the Southeast Tennessee Development District's FY 2021 Environmental Protection Agency (EPA) Coalition Assessment Grant. Marion County has already signed the SETDD Brownfield Project "Memorandum of Agreement", as one of the members of the coalition.

Marion County held its Brownfield Public Hearing on October 13, 2019 via Zoom. After careful review of the sites that were mentioned at the public hearing, the county made a preliminary list of the top ranking sites. These sites were prioritized by: their redevelopment potential, their proximity to low-to-moderate income residents, their proximity to the major population centers of Marion County, and the sites proximity to sensitive populations. The following sites were identified based on the previously-stated criteria:

<u>Town/ County</u>	<u>Site Name</u>	<u>Site Description</u>	<u>Problem/ Reuse and Redevelopment</u>	<u>Brownfield Site Area- Key Demographics</u>
Whitwell/ Marion County	<u>Old Whitwell Middle School Building</u>	Old School Building	-Suspected asbestos and lead paint -Proposed reuse at housing/ commercial	53% not in labor force; 9% Unemployment; \$36,146 Median Household Income.
South Pittsburg/ Marion County	<u>Old South Pittsburg Hospital</u>	Old Hospital Building	-Suspected asbestos and lead paint -Proposed reuse as Nursing Home/ Affordable Housing	9.4% Unemployment; \$36,761 Median Household Income; 11% Minority.
Jasper/ Marion County	<u>Old Jasper Elementary School</u>	Old School Building	-Suspected asbestos and lead paint -Proposed reuse as Nursing Home/ Affordable Housing	50% not in labor force; \$33,803 Median Household income; 25% on Food Stamps/ SNAP.
Jasper/ Marion County	<u>Old Texaco Service Station</u>	Old Gas Station	-Suspected VOC's, Metals, Petroleum PCBs -Proposed commercial storefront reuse	50% not in labor force; \$33,803 Median Household income; 25% on Food Stamps/ SNAP.

It is the county's hope that the brownfield program will revitalize properties, in order to increase the environmental welfare and economic development opportunities for all residents of Marion County. The county's goal is to improve the physical and environmental health of all its residents.

Marion County commits to: place all county-related brownfield information on its website, help to organize public outreach, place the resources of its Planning Department towards brownfield redevelopment planning, engage the Marion County corporate community behind the brownfield redevelopment efforts, and work with SETDD and its selected brownfield environmental on environmental assessments.

Sincerely,



David Jackson
Marion County Mayor



Office of the County Mayor

John M. Gentry
County Mayor

6 East Madison Avenue
Athens, Tennessee 37303

Phone
(423) 745-7634

October 16, 2020

Mr. Sam Saieed
Southeast Tennessee Development District
P.O. Box 4757
Chattanooga, TN 37405-0757

Dear Mr. Saieed:

McMinn County wishes to express its support and partnership with the Southeast Tennessee Development District's FY 2021 Environmental Protection Agency (EPA) Coalition Assessment Grant. McMinn County has already signed the SETDD Brownfield Project "Memorandum of Agreement", as one of the members of the coalition.

Many contaminated properties and old industrial sites are primarily located in the county's low-income residential areas. These properties include: the Frye Street Industrial Site in Athens, the Ferguson Property Hosiery Mill in Etowah, and the Jackson Street Brownfield Corridor in Athens. These low to moderate income residents in these areas become disproportionately affected by environmental issues related to these brownfields. It is the county's hope that the brownfield program will revitalize properties, in order to increase the environmental welfare and economic development opportunities for all residents of McMinn County. The county's goal is to improve the physical and environmental health of all its residents.

McMinn County commits to: include links to the project on the county's website, provide guidance to SETDD in choosing potential assessment sites, and work with SETDD in its cleanup and redevelopment planning initiatives associated with the Brownfield Project.

Sincerely,


John Gentry,
County Mayor-McMinn County



GEORGE THACKER
RHEA COUNTY EXECUTIVE
PHIL SWAFFORD BUILDING, SUITE 215
375 CHURCH STREET
DAYTON, TN 37321

PHONE 423-775-7801

October 16, 2020

Mr. Sam Saieed
Southeast Tennessee Development District
P.O. Box 4757
Chattanooga, TN 37405-0757

Dear Mr. Saieed:

Rhea County wishes to express its support and partnership with the Southeast Tennessee Development District's FY 2021 Environmental Protection Agency (EPA) Coalition Assessment Grant. Rhea County has already signed the SETDD Brownfield Project "Memorandum of Agreement", as one of the members of the coalition.

Many contaminated properties and old industrial sites are primarily located in the county's low-income residential areas. These properties include: the Goodman Building in Dayton as well as the old Graysville City Hall. These low to moderate income residents in these areas become disproportionately affected by environmental issues related to these brownfields. It is the county's hope that the brownfield program will revitalize properties, in order to increase the environmental welfare and economic development opportunities for all residents of Rhea County. The county's goal is to improve the physical and environmental health of all its residents.

Rhea County commits to: include links to the project on the county's website, provide guidance to SETDD in choosing potential assessment sites, and work with SETDD in its cleanup and redevelopment planning initiatives associated with the Brownfield Project.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Thacker", written in a cursive style.

George Thacker,
County Executive-Rhea County

307 Cherry Street East
P.O. Box 595
Dunlap, Tennessee 37327



Phone: (423) 949-3479
Fax: (423) 949-2579

October 16, 2020

Mr. Sam Saieed
Southeast Tennessee Development District
P.O. Box 4757
Chattanooga, TN 37405-0757

Dear Mr. Saieed:

Sequatchie County wishes to express its support and partnership with the Southeast Tennessee Development District's FY 2021 Environmental Protection Agency (EPA) Coalition Assessment Grant. Sequatchie County has already signed the SETDD Brownfield Project "Memorandum of Agreement", as one of the members of the coalition.

Many contaminated properties and old industrial sites are primarily located in the county's low-income residential areas. These properties include: the old Dunlap Industries Building, and the old Tecumseh Industrial Building. These low to moderate income residents in these areas become disproportionately affected by environmental issues related to these brownfields. It is the county's hope that the brownfield program will revitalize properties, in order to increase the environmental welfare and economic development opportunities for all residents of Sequatchie County. The county's goal is to improve the physical and environmental health of all its residents.

Sequatchie County commits to: include links to the project on the county's website, provide guidance to SETDD in choosing potential assessment sites, and work with SETDD in its cleanup and redevelopment planning initiatives associated with the Brownfield Project.

Sincerely,

Keith Cartwright,
County Executive-Sequatchie County

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
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* 3. Date Received: <input type="text" value="10/28/2020"/>	4. Applicant Identifier: <input type="text"/>
--	--

5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>
--	---

State Use Only:

6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text" value="TN"/>
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8. APPLICANT INFORMATION:

* a. Legal Name: <input type="text" value="Chattanooga Area Regional Council of Governments"/>	
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="62-6000259"/>	* c. Organizational DUNS: <input type="text" value="0963748550000"/>

d. Address:

* Street1: <input type="text" value="P.O. Box 4757"/>
Street2: <input type="text"/>
* City: <input type="text" value="Chattanooga"/>
County/Parish: <input type="text" value="Hamilton County"/>
* State: <input type="text" value="TN: Tennessee"/>
Province: <input type="text"/>
* Country: <input type="text" value="USA: UNITED STATES"/>
* Zip / Postal Code: <input type="text" value="374054757"/>

e. Organizational Unit:

Department Name: <input type="text" value="Econ & Comm. Dev. Dept."/>	Division Name: <input type="text" value="Econ & Comm. Dev. Dept."/>
---	---

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Sam"/>
Middle Name: <input type="text" value="Ray"/>	
* Last Name: <input type="text" value="Saieed"/>	
Suffix: <input type="text"/>	

Title: <input type="text" value="Assistant Director of Community Development"/>

Organizational Affiliation: <input type="text" value="Southeast Tennessee Development District"/>

* Telephone Number: <input type="text" value="4234244269"/>	Fax Number: <input type="text" value="4232677705"/>
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* Email: <input type="text" value="ssaieed@sedev.org"/>

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Southeast Tennessee Development District-EPA FY21 Brownfields Coalition Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="600,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed: